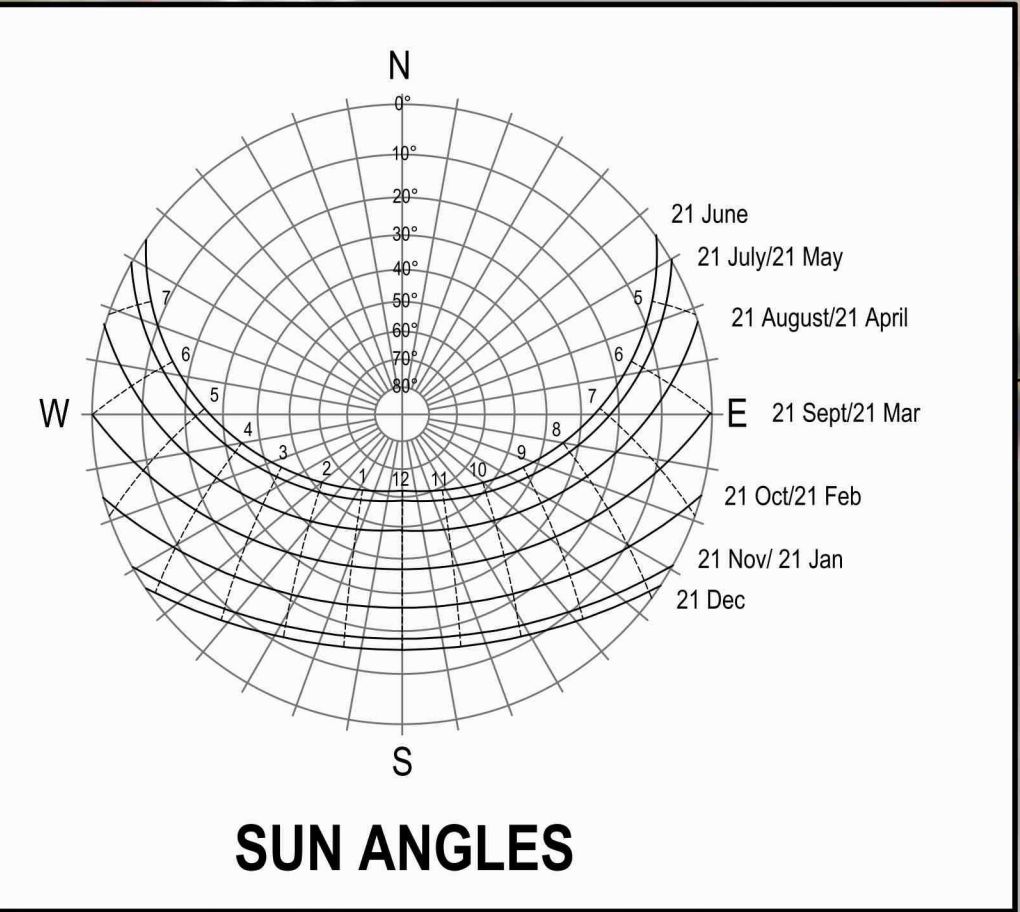
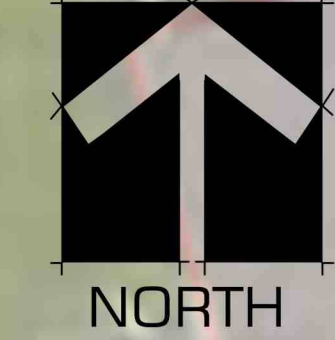


FILE NAME: 260630 Queen Street Apartments Site Plan.dwg PLOT DATE: June 30, 2026 PAPER SIZE: 22"X34"



SITE PLAN DISCLAIMER

PID: 30280549

THIS SITE PLAN IS BASED ON SITE INFORMATION PROVIDED BY THE CLIENT OR FOUND ON A PUBLIC DOMAIN AND IS A GRAPHICAL REPRESENTATION WHICH APPROXIMATES THE SIZE, CONFIGURATION, AND LOCATION OF FEATURES. THIS PLAN IS NOT INTENDED TO BE USED FOR LEGAL DESCRIPTIONS OR TO CALCULATE EXACT DIMENSIONS OR AREAS. UNKNOWN FACTORS MAY AFFECT THE FUNCTIONALITY OF THIS SITE PLAN, INCLUDING EXISTING TOPOGRAPHY, SERVICE EASEMENTS, SOIL CONDITIONS, ETC. EXISTING SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO PROCEEDING WITH WORK.

PROPERTY BOUNDARY OBTAINED FROM SERVICE NEW BRUNSWICK'S GEONB MAP VIEWER WEBSITE AND ARE APPROXIMATE ONLY. ALL MEASUREMENTS TO BE CONFIRMED ON SITE PRIOR TO COMMENCING WORK. ALL BUILDING SETBACKS TO ADHERE TO THE LOCAL PLANNING AREA BYLAWS.

EXISTING GRADES AND CONTOURS OBTAINED FROM GEONB PROVINCIAL MAPPING SITE (2016). CONTRACTOR TO CONFIRM GRADING WITH EXISTING CONDITIONS PRIOR TO STARTING THE WORK.

SUMMARY	
LOT DATA	
PID	30280549
ADDRESS	Queen Street, Sussex , NB
LOT AREA	465.8m ² (variance required - min 690 for R2)
CURRENT ZONING	One unit residential (R1)
PROPOSED ZONING	One and two unit residential (R2)
MINIMUM LOT AREA	690m ²
MINIMUM FRONTAGE (R2)	23M (VARIANCE REQUIRED)
MINIMUM LOT DEPTH (R2)	30M
FRONT YARD SETBACK	9m
REAR YARD SETBACK	7m
SIDE YARD SETBACK	2m
BUILDING AREA RATIO (MAX 50%)	35% (NEW BUILDING)
PARKING	
REQUIRED PARKING PER DWELLING UNIT	1
TOTAL REQUIRED PARKING	4
TOTAL PROPOSED PARKING	4
BUILDING	
BUILDING AREA	159m ²
STOREYS	2
BUILDING HEIGHT	7.62M
MAX ALLOWABLE HEIGHT	11m
CONSTRUCTION	COMBUSTIBLE
TOTAL RESIDENTIAL UNITS	4

- GENERAL NOTES:
1. THE CONTRACTOR IS HELD RESPONSIBLE TO VERIFY ALL DIMENSIONS, THEIR RELATIONSHIP TO EXISTING SITE CONDITIONS AND THE PROPOSED WORK INTENDED FOR INSTALLATION PRIOR TO COMMENCING OR INSTALLING THE WORK. REPORT ANY DISCREPANCIES THAT MAY AFFECT THE WORK TO THE CONSULTANT FOR REVISION PRIOR TO PROCEEDING. ALL WORK INSTALLED SHALL BE DEEM AS BEING VERIFIED BY THE CONTRACTOR AND BECOMES THE CONTRACTOR'S SOLE RESPONSIBILITY FOR CORRECTNESS.
 2. PERFORM ALL WORK TO THE NATIONAL BUILDING CODE OF CANADA, 2020 EDITION, AND ALL REGULATIONS AND LOCAL BY-LAWS.
 3. DRAWINGS ARE THE INTELLECTUAL PROPERTY OF POLYLINE DESIGNS INC. AND ALL COPYRIGHT IS RESERVED.
 4. THIS DRAWING MAY NOT BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THAT DESIGNATED HEREIN.
 5. ALL REQUIRED PERMITS MUST BE OBTAINED BY OWNER PRIOR TO ANY CONSTRUCTION.
 6. CONTRACTOR TO ENSURE POSITIVE DRAINING AROUND BUILDING.
 7. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH AND UNDERSTAND THE NATURE AND EXTENT OF THE WORK TO BE EXECUTED. ALL WORK AND INCIDENTAL ITEMS NOT PARTICULARLY IDENTIFIED, BUT WHICH, WHETHER IN TEMPORARY OR PERMANENT WORKS, MUST EVIDENTLY BE REQUIRED BY THE NATURE OF THE WORKS SHALL BE CONSIDERED INCLUDED IN THE WORK. ON SUBMISSION OF THE BID, IT SHALL BE UNDERSTOOD THAT THIS HAS BEEN DONE AND PROVISION FOR ALL RISKS, INCIDENTAL ITEMS, AND CONTINGENCIES ARE INCLUDED IN THE CONTACT PRICE.

STAMP

DRAFT

June 30, 2026



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QUEEN STREET APARTMENTS

QUEEN STREET, SUSSEX, NEW BRUNSWICK

DRAWING TITLE

SITE PLAN

DRAWN BY: MD/RB

SCALE: AS SHOWN

PROJECT NO: 24-XXX

DATE: JUNE 2026

L-1

REV 0